

Historical Resources Survey Report

Proposed Improvements at Barbara Drive, Project SA-3
San Antonio, Bexar County, Texas

Prepared for the Bexar County Flood Control Capital Improvement Program



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Introduction

Project Description

The proposed project location is on McCullough Avenue south of Barbara Drive in San Antonio, Texas. The purpose of the project is to replace the concrete-lined open channel located between McCullough Avenue and the confluence of box culverts approximately 800 ft east of McCullough Avenue. The project will also reconstruct McCullough Avenue from Barbara Drive to Sharon Street to incorporate an underground storm sewer system with curb inlets and to elevate Barbara Drive and McCullough Avenue.

Site Description

The project area is in northwest San Antonio, southwest of the San Antonio International Airport and the major intersection of Interstate (IH) Highway Loop 410 and U.S. Highway 281/McAllister Freeway. In the mid 1950s, the East Shearer Hills and Ridgeview subdivisions were developed in the project area. Today, the two subdivisions have merged into the Shearer Hills–Ridgeview subdivision, which has modest, single-family residences on small- and medium-sized lots.

A flood-control channel in the project area carries waters east to an unnamed tributary of Olmos Creek. The creek flows south of the project area for 15 miles to the San Antonio River, traversing rolling terrain surfaced by loamy clay. The creek is dammed at its midway point by the Olmos Dam, which is southeast of the project area (The Handbook of Texas Online 2011).

Methodology

Guiding Regulations

Historical resources studies were performed in accordance with the provisions of the *Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation* (48 Federal Regulation 44716–42) and take into consideration the National Historic Preservation Act of 1966, as amended (Public Law 96–515), the National Environmental Policy Act of 1969 (Public Law 90–190), the Archeological and Historical Preservation Act of 1974 (Public Law 93–291), Executive Order No. 11593 (“Protection and Enhancement of the Cultural Environment”), the Antiquities Code of Texas (Texas Natural Resources Code of 1977, Title 9, Heritage, Chapter 191), and the City of San Antonio Historic Preservation and Design Section of the Unified Development Code (Article 6 35-360–634). This historical resources survey report provides sufficient documentation for determining the presence of historically significant properties in the Area of Potential Effects for consultation with the Texas Historical Commission, the state historic preservation office.

Area of Potential Effects

Because the proposed improvements are along an existing roadway and a flood-control channel, the Area of Potential Effects for the historical resources survey is defined as 150 feet beyond the existing right of way and all land parcels partially or wholly therein (Map 1). Resources constructed by 1962 in the Area of Potential Effects were identified and documented during the reconnaissance survey.

Research

A file search guided identification of previously designated historic properties in the study area. Information was gathered from the Texas Historical Commission's Texas Historic Sites Atlas concerning National Register of Historic Places (National Register), National Historic Landmark, Official Texas Historical Marker (Recorded Texas Historic Landmarks, subject markers, grave markers, and Texas Centennial markers), and State Archeological Landmark designations, along with data from cemetery, neighborhood, and museum surveys. The National Park Service's Historic American Buildings Survey and Historic American Engineering Record were also reviewed.

Inquiries about local landmark designations near the project area were sent to the Bexar County Historical Commission chairman, the San Antonio Conservation Society, and the City of San Antonio Office of Historic Preservation. To date, no response has been received from the San Antonio Conservation Society. The Bexar County Historical Commission chairman noted the presence of Shearer Hills–Ridgeview, a 1950s

subdivision in the project area (Virginia Nichols, personal communication 2011). The chairman shared the inquiry along with others, but no other comments have been received. Elizabeth Porterfield, an architectural historian for the City of San Antonio, confirmed that no local landmarks or historic districts are in the Area of Potential Effects. She noted that the East Shearer Hills and Ridgeview subdivisions have not been surveyed by the city and may be eligible for local historic district designation. James Lewis from the College of Architecture at the University of Texas–San Antonio recently conducted a midcentury survey in San Antonio (Elizabeth Porterfield, personal communication 2011). Lewis will forward information pertinent to these subdivisions; however, this information has not been supplied to date (James Lewis, personal communication 2011). Beth Standifird, the San Antonio Conservation Society research librarian, provided two local newspaper articles on the subdivisions (Fiorentino 1986; Jackson 2003).

The literature review guided identification of relevant historic contexts and potential property types in the project area. Maps, aerial images, appraisal district records, and other secondary sources were useful for detecting potential locations of previously undocumented historic-age resources. They also aided in tracing mid- to late-twentieth-century development and continuity and change before and after World War II. These maps were examined to establish estimated dates of construction and helped identify alterations, additions and modifications of existing resources. Maps that include the study area dating from 1940 to 2010 were available from the Texas State Library and Archives Commission and on the Internet (Army Map Service 1953; Texas State Highway Department 1940, 1961). Aerial images available on the Internet were examined to establish estimated dates of construction and the general nature of the project area. Aerial image coverage of the project area dates to 1955, 1973, 1986, and 2010 (Nationwide Environmental Title Research 1955, 1973, 1986; U.S. Department of Agriculture, National Agriculture Imagery Program 2010). Local appraisal district records helped determine estimated dates of construction, especially for the last quarter of the twentieth century, but these only serve as a guide since they are often approximate and limited to privately held property (Bexar County Appraisal District 2011).

Secondary sources identified applicable contexts within which to evaluate historic-age resources likely to be extant in the Area of Potential Effects. Sources included materials available on the Internet, particularly The Handbook of Texas Online (Breeding 2011; Fehrenbach 2011; Long 2011; The Handbook of Texas Online 2011). Secondary sources pertaining to local history were useful, especially *A Marmac Guide to San Antonio* (Gerem 2001) and *The Texas Golf Bible* (Stone 2003), and articles on the subdivisions, flood control, and golf courses on the Internet (Bexar County Flood Control 2011; Eckhardt 2011; FloodSafety.com 2011; GoGolfVacations.com 2011; Golfcourseranking.com 2011; GolfTexas.com 2011a, 2011b; Neighborhoodlink.com 2011). Secondary sources useful for interpreting property types and stylistic influences were consulted after completion of the reconnaissance survey (Jakle et al. 1989; McAlester and McAlester 2000).

The culmination of the file search and literature review was the identification of three historic contexts likely to be pertinent to the Area of Potential Effects. The contexts of

community development, public infrastructure, and architecture are broadly conceived contexts that readily apply to interpreting the evolution of suburban neighborhoods—in this case, the East Shearer Hills and Ridgeview subdivisions. In this Area of Potential Effects, community development and architecture can be traced to the mid 1950s planned residential developments that swelled the outskirts of the expanding city. Related property types are domestic dwellings and outbuildings. Public infrastructure in the Area of Potential Effects is limited to a flood-control channel. Architecture in the Area of Potential Effects reflects popular twentieth-century design influences. A brief synthesis of community development, public infrastructure, and common architectural forms is presented in the historical background.

Reconnaissance Survey

The reconnaissance survey was performed in accordance with the standards of the Texas Historical Commission. The survey was conducted by project personnel who meet the Secretary of the Interior's professional qualifications standards. Before field investigations were performed, historic maps and aerial images were compared with similar current materials. County appraisal district records were consulted for possible dates of construction (Bexar County Appraisal District 2011). The primary contractor supplied project personnel with the most current right-of-way and right-of-entry documentation for the land parcels in the project area.

The reconnaissance survey began with driving and walking the Area of Potential Effects to become familiar with the project area. Project personnel documented historic-age resources on 38 land parcels in the Area of Potential Effects. The survey included photographic and resource-specific documentation of each building, structure, and object constructed by 1962. At least two digital photographs (generally 2,816 x 2,112-pixel resolution minimum) were taken of each identified historic-age resource. Information about each historic-age resource was recorded to develop an inventory by resource number that includes name, location by street address or UTM, property type and subtype, stylistic influence or form, known or estimated construction date, brief listing of relevant integrity issues, and National Register eligibility recommendation. Since potential historic districts may be present in the Area of Potential Effects, photographs of representative historic-age and nonhistoric resources were taken. Historic resources survey forms with photographs and other documentation information are provided in Appendix B. Map 2 in Appendix A provides an orientation to the Area of Potential Effects, showing the general location of identified historic-age resources.

Some minor limitations hampered photographic documentation in the Area of Potential Effects. Bright sunshine created shadows that masked architectural details, especially on Resources 1A, 14, 31, and 37. Foliage and other obstructions hampered documentation of Resources 1A, 3, 8, 15, 16, 18, 21, 24, 29, 30, and 32. Large lots and expansive, sweeping residences made it difficult to capture the façades of Resources 14, 16, 31, 36, and 37. Nevertheless, each resource was sufficiently photographed to make definitive National Register eligibility recommendations.

National Register Evaluation Criteria

After synthesizing the research and field investigations, project personnel evaluated each historic-age resource in the Area of Potential Effects to assess National Register eligibility. Eligible historic properties are buildings, structures, objects, sites, or districts that meet the National Register criteria for evaluation. The criteria call for properties considered eligible to be significant for historical associations with events or broad patterns in history (Criterion A), persons (Criterion B), architecture (Criterion C), or prehistoric or historic archeology (Criterion D) (Andrus and Shrimpton 2002; U.S. Department of the Interior 1997). In general, properties that are eligible should be 50 years of age or older. To the extent possible, given the limited secondary research allocated for reconnaissance-level contextual documentation, resources in this Area of Potential Effects were evaluated under Criterion A or B when associative qualities were obvious. Each historic-age resource was also evaluated under Criterion C. Criterion D, reserved for historic and prehistoric archeological resources, has no application to resources documented as part of this reconnaissance survey. For each of the criterion, historic-age resources were evaluated within the historic contexts of community development and architecture and government.

Registration requirements applied to this Area of Potential Effects guided examination of each resource's integrity, which informed recommendations regarding eligibility for the National Register. For resources to be considered eligible, they should retain historical and architectural authenticity, best articulated by the seven aspects of integrity: location, setting, design, materials, workmanship, feeling, and association (Andrus and Shrimpton 2002; U.S. Department of the Interior 1997, National Park Service, Cultural Resources). However, differing levels of these aspects of integrity will apply in this Area of Potential Effects, depending on the criterion under consideration.

Resources in this Area of Potential Effects that may be considered eligible under Criterion A or B are those associated with events or broad patterns in history or persons affiliated with those activities. Although it is necessary to consider the architectural and physical integrity for resources evaluated under Criterion A or B, attributes of historical integrity will be more highly valued for these criteria. Thus, the most important aspects of integrity for evaluating resources under these criteria are location, feeling, and association. Resources evaluated under these criteria must also be assessed with respect to their integrity of setting, design, materials, and workmanship, but will not be held to as high a standard for these physical attributes. Although stronger candidates will likely offer good representation of each of the seven aspects of integrity, at a minimum, resources eligible under Criterion A or B must be in their original location and retain much of their historic fabric, including building footprint, fenestration pattern, and character-defining details. These resources may have undergone one or more nonhistoric changes that would be acceptable if intrinsic physical features remain intact. Those that have accumulated more than one change to essential physical features, causing a higher percentage of loss to original historic fabric and architectural design, are less likely to be eligible. Also less likely to be eligible are resources that have experienced major changes such as altered fenestration patterns, unsympathetic additions, or loss of important historic components. Those that are in poor physical

condition or were moved from their original location and setting are not likely to be eligible. Historic-period changes are acceptable. Resources evaluated as eligible under Criterion A or B should retain notable integrity of feeling, which is best accomplished with an intact setting that conveys information about the applicable period of significance. Integrity of association must be present with archival evidence that relates information about how the resource, or its owner or occupant, was affiliated with specific events or patterns pertinent to the applicable historic context.

Resources in this Area of Potential Effects that may be considered eligible under Criterion C are those that embody the distinctive characteristics of a style, type, period, or method of construction, and may be representative or rare examples of such. Although it is necessary to consider the historical significance and integrity of resources evaluated under Criterion C, attributes of architectural significance and physical integrity will be more highly valued for this criterion. Thus, the most important aspects of integrity for evaluating resources under this criterion are location, setting, design, materials, and workmanship. Resources evaluated under this criterion must also be assessed with respect to their integrity of feeling and association, but will not be held to as high a standard for these less tangible attributes. Architectural significance and integrity are evaluated by comparing these resources to others of like stylistic influence, type, period, or method of construction in and near this study area. Resources eligible under Criterion C should remain in their original location and retain their historic-period setting. They should have experienced no or few intrusive alterations that permanently modify their design, materials, or workmanship. Consequently, they should be exemplary of their style, type, period, or method of construction and retain character-defining features associated with these physical aspects of integrity. Historic-period changes are acceptable. Integrity of feeling is best accomplished with an intact setting that conveys information about an applicable period of significance. Integrity of association relies heavily on an explanation of how a resource exudes representation or rarity of its style, type, period, or method of construction.

Historical Background and Context

The Area of Potential Effects was situated near the northwest portion of the San Antonio limits until the mid 1950s. Prior to incorporation, the project area was included in the Olmos Reservoir basin in the early twentieth century. After a catastrophic flood in 1921, the city planned to straighten and widen the San Antonio River and build the Olmos Dam and reservoir (Gerem 2001:243). Samuel F. Crecelius, a civil engineer with the City of San Antonio Flood Prevention Department, designed the structure. The McKenzie Construction Company built the dam between 1925 and 1926. Olmos Dam is about 2 miles south of the Area of Potential Effects on a narrow gorge above the San Antonio River headwaters. The project created a channel so that floodwaters would bypass downtown (Eckhardt 2011; Floodsafety.com 2011; Texas Water Development Board 2011). The retention reservoir supported these flood-prevention efforts and extended considerably northward, just southeast of the Area of Potential Effects (Floodsafety.com 2011; Gerem 2001:243; Texas Water Development Board 2011). The reservoir basin is empty except when needed for floodwater storage, and much of the land has gradually been developed into recreational and green space (Breeding 2011).

Residential development of the East Shearer Hills and Ridgeview subdivisions occurred in the mid 1950s and early 1960s, along with construction of public infrastructure, to accommodate the local population boom. Bexar County's already large military presence escalated during the Cold War era when the area's army and air force bases served as key training and administrative centers. Thousands of veterans enrolled in local colleges and universities, sought civilian employment, and started young families. San Antonio was also a major retirement center for military families attracted to the relatively low cost of living and the access to two large medical centers, Wilford Hall and Brooke Army Medical Center. Consequently, local development of subdivisions addressed the concurrent need for housing (Fehrenbach 2011; Long 2011).

East Shearer Hills, west of McCullough Avenue, and Ridgeview, east of McCullough Avenue, were part of this construction. Their developer, Howard J. Shearer, would not survive to see his plan to fruition. A native of Pennsylvania, Shearer began his involvement with real estate in San Antonio in 1917, when he purchased older homes and remodeled them into apartments (Jackson 2003:1H; U.S. Department of Commerce, Bureau of the Census 1930). He lived west of downtown with his Texas-born wife, Lula, on West Travis Street in 1920 (U.S. Department of Commerce, Bureau of the Census 1920). Ten years later, he had achieved success in San Antonio's real estate market, and they lived in a large Tudor Revival home valued at \$43,000. The house was on Mary Louise Drive in Monticello Park, just east of Shearer Boulevard, which was named for him (U.S. Department of Commerce, Bureau of the Census 1930). In 1945, he began to develop a model residential development outside the city limits that would eventually grow to include more than 2,500 single- and multiple-family homes in the East Shearer Hills and Ridgeview subdivisions (Fiorentino 1986). Many of the street names in these subdivisions were those of a daughter's friends (Jackson

2003:4H). Shearer served on the city council from 1953 until his August 1954 death (City of San Antonio Official Website, City of San Antonio Official Website, Office of the City Clerk, Municipal Archives & Records 2011).

Development in the subdivisions was gradual, beginning in about 1945 and extending through the mid 1960s. In 1949, the setting was still rural, with open fields north and east of the 1903 San Antonio Philosophical and Theological Seminary on Oblate Drive. A large water tank was just south of the seminary near Jackson Keller Road and Ave Maria Drive. The subdivision had only septic tanks until it was annexed by the city (Jackson 2003:4H). By 1953, McCullough Avenue stretched to Oblate Drive. Most of the curvilinear streets in the East Shearer Hills subdivisions had been platted, including Sharon and Basin Drives, and development was initially south of the Area of Potential Effects (Army Map Service 1953). The Ridgeview subdivision was platted in a grid pattern with the exceptions of Basin and Skipper Drives. Two years later, houses were present in the Area of Potential Effects in Ridgeview on Oblate Drive, Barbara Drive, and Shannon Lee Street. Other streets in the Area of Potential Effects are platted but remained undeveloped. In the East Shearer Hills subdivision, most of the lots had houses, except for some on corners along McCullough Avenue in the Area of Potential Effects (Nationwide Environmental Title Research 1955). In the vicinity, the terrain varied between flat and hilly and was prone to flooding. A flood-control channel (Resource 38) was constructed in 1955 to alleviate the potential for flooding in the subdivisions (Nationwide Environmental Title Research 1955). Concrete flood-control channels managed water flow during storms, reducing both flooding and runoff (BexarFloodControl.org 2011). This flood-control channel feeds into Olmos Creek, which flows through Olmos Basin Municipal Golf Course and Olmos Basin Park. Olmos Creek, the 1903 San Antonio Philosophical and Theological Seminary (now the Oblate School of Theology), and the intersection of IH Loop 410 and U.S. Highway 281/McAllister Freeway nearby generated a need for additional flood-control measures (Texas State Highway Department 1961).

The subdivisions offered unpretentious one-story single-family homes that were affordable and modest examples of contemporaneously popular architectural styles. The most common style in the Area of Potential Effects is the Minimal Composite Ranch Style, a subset of the Ranch Style, the dominant residential design of the time. "Ramblers," as they were sometimes called, were bigger than the compact Minimal Traditional design that had been widespread in the aftermath of World War II. The Ranch Style responded to the growing suburban commuter population and often included an attached garage that accentuated and maximized façade width. Loosely based on a compilation of Spanish colonial, Craftsman-influenced, and Prairie School movement forms and details, Ranch Style has several identifying features: a low-pitched roof, rectangular form, moderate or wide eaves that are boxed or open, large picture window on the front façade, decorative metal porch supports, and ornamental shutters. A garage was generally integrated as opposed to being a separate building (McAlester and McAlester 2000:479). In the Area of Potential Effects, Ranch Style houses are more prevalent in the East Shearer Hills subdivision, although intermittent examples are present in the Ridgeview subdivision. Resource 33 is an example of a Ranch Style

house in the East Shearer Hills subdivision. It has a low-pitched rectangular roof, integrated garages, metal porch supports, boxed eaves, and picture window. Resource 31 is an example of a Ranch Style house in the Ridgeview subdivision. The long rectangular home has a low-pitched roof, integrated garages, metal porch supports, and open eaves.

The Minimal Composite Ranch Style offered a variation on the Ranch Style. Composite Ranch Style attempted to break from the monotony of standard boxy Ranch Style houses with irregular perimeter outlines and L- or T-shape massing. Roofs are low pitched but may vary with multiple-gable, multiple-hip, or combined gable-and-hip roofs forms. Composite Ranch Style houses commonly have an integrated garage. Typically, however, Composite Ranch Style design is even larger than its forerunner and more expensive to construct because of the complicated massing (Jakle et al. 1989:189). In the Area of Potential Effects, the Composite Ranch Style with irregular perimeters, multiple roof forms, and integrated garages are present, but these are small in comparison to the standard design and thus are considered Minimal Composite Ranch Style. In the Area of Potential Effects, Minimal Composite Ranch Style houses are more prevalent in the Ridgeview subdivision, although some examples are present in the East Shearer Hills subdivision.

Other architectural designs represented in the Area of Potential Effects were influenced by Contemporary and Neoclassical Styles. The International Style, Craftsman influences, and the Prairie School movement inspired Contemporary Style homes. Most commonly, Contemporary Style homes are one story. They can have irregularly-massed, gable, or flat roofs. The gable-roof subtype has overhanging eaves, frequently with exposed rafter tails. Various combinations of textured exterior cladding are found, and traditional detailing is absent. In flat roof examples, Contemporary Style homes more commonly resemble the International Style with no decorative detailing. Instead of a stark white stucco wall surface, these examples have a mixture of wood, brick, or stone (McAlester and McAlester 2000:482). Resource 37 is flat-roof example of a Contemporary Style house in the Ridgeview subdivision. It lacks detailing, and has a variety of exterior cladding materials. Similarly, Resource 29 is a flat-roof example of the style in East Shearer Hills. The Neocolonial Style derived from Colonial Revival design that had been popular earlier in the twentieth century. Unlike its ordered precedent, Neocolonial Style broadly interprets form and detailing with atypical roof configurations but symmetrical fenestration patterns. Briefly popular, it was overshadowed by the ubiquitous Ranch Style in the 1960s (McAlester and McAlester 2000:489). Only one example of the Neocolonial Style (Resource 1a) is in the Area of Potential Effects. It is a two-story brick dwelling with symmetrically positioned fenestration patterns and colonial-inspired door and window surrounds.

The subdivisions continued to develop in the early 1960s with commercial and recreational activities near the Area of Potential Effects. North Star Mall, the fourth indoor shopping mall built in the United States, opened in 1960 and doubled in size in 1963 with the addition of 160,000 square feet of retail space (Jackson 2003:4H). The portion of the former Olmos retention reservoir lands closest to the Area of Potential

Effects was converted into a municipal golf course bounded by the Ridgeview subdivision on the north, U.S. Highway 281/McAllister Freeway on the east, Basse Road on the south, and McCullough Avenue on the west. Designed by George Hoffman, the Olmos Basin Municipal Golf Course opened in 1963 (Stone 2003:719). Hoffman was a golf course architect from New Jersey. He moved to El Paso, Texas, where his family bought a ranch and he established a successful design practice (Golftexas.com 2011a). His major works include the Ascarate Municipal Golf Course in El Paso, Ascarate and Delta Nine Courses at Ascarate Park Golf Course in El Paso, and The Hawk Golf Club in Spring Branch (GoGolfVacations.com 2011; Golftexas.com 2011a-b; Golfcourseranking.com 2011; Worldgolf.com 2011). Despite its flood-prone locale, the 18-hole Olmos Basin Municipal Golf Course is one of San Antonio's most popular courses and has hosted the men's city championship 27 times. The course was renovated in 1994 (GolfTexas.com 2011b; Stone 2003:719).

In the last quarter of the twentieth century, the area was fully developed. By the early 1970s, the East Shearer Hills and Ridgeview subdivisions had only a few open corner lots. Lots with houses had trees that created a lush canopy by 1986. Minor commercial development was on the fringe of the East Shearer Hill subdivisions along San Pedro Avenue and Jackson Keller Road. The flood-control channel (Resource 38) flowed into the Olmos Basin Municipal Golf Course south of the Area of Potential Effects. Houses along Basin Drive in Ridgeview had golf course views. The course had a clubhouse and a water treatment facility. Many residents improved their properties with small outbuildings, carports, garages, driveways, sidewalks, and swimming pools (Nationwide Environmental Title Research 1973, 1986).

In recent times, the two subdivisions merged into the Shearer Hills–Ridgeview neighborhood, which is bounded by IH Loop 410 on the north, U.S. Highway 281/McAllister Freeway on the east, Basse Road on the south, and Blanco Road on the west (Neighborhoodlink.com 2011). In 1980, the neighborhood had 11,308 residents in 5,093 housing units, of which 51 percent were owner-occupied (Fiorentino 1986).

Findings and Conclusions

Previously Designated Historic Properties

The file search revealed no previously documented and designated resources in or near the project area. No resources have National Register, National Historic Landmark, Official Texas Historical Marker (of any kind), or State Archeological Landmark designations. In addition, no resources have been identified or documented in neighborhood or museum surveys, and none have been documented for the National Park Service Historic American Buildings Survey or Historic American Engineering Record.

National Register Eligibility Recommendations

Reconnaissance survey identified and documented 44 historic-age resources on 38 land parcels in the Area of Potential Effects (Map 2 and Appendices B and C). All but one, a public infrastructure resource, are domestic property types constructed between 1954 and 1962. Applying the appropriate registration requirements for the contexts of community development, public infrastructure, and architecture to these resources, none have strong enough historical associations or architectural characteristics to be considered eligible for the National Register, either individually or as a historic district.

Domestic single-family dwellings are the most abundant property type in the Area of Potential Effects. Domestic resources are 37 modest single-family dwellings, 4 related outbuildings (Resources 2B, 2C, 4B, and 17B), and 2 swimming pools (Resources 1B and 3B). Styles represented include Ranch (Resources 14–16, 17A, 18, 19, 31, and 33), Composite Ranch (Resource 34), Minimal Composite Ranch (Resource 2A, 4A, 5–13, 20–28, 30, 32), Contemporary (Resources 29, 35, and 37), and Neocolonial (Resource 1A) Styles. Two other dwellings (Resources 3A and 36) have been modified so heavily that their original stylistic influences are no longer evident; these are considered “modern” designs. Although they retain integrity of location, these resources are commonplace and without distinction; similarly, the few related outbuildings and swimming pools possess no special attributes. Many have experienced alterations to fenestration patterns, and most have had original windows, doors, siding, or porch components replaced with nonhistoric materials. Many have had additions to side, rear, and sometimes front façades. Several houses have been compromised by nonhistoric garages, garage enclosures, carports, and expanded driveways, altering the historic setting. As a result, they do not retain integrity of design, materials, or workmanship. They are unremarkable houses that do not impart historical or architectural qualities that are clearly distinguishable from other similar proximate examples. No individual house is exemplary of its style, type, period, or method of construction. As such, domestic resources documented in the Area of Potential Effects are recommended as not eligible for the National Register under Criterion C. Furthermore, because they retain neither

integrity of feeling nor associative qualities with important historical trends, events, or people, they are recommended as not eligible for the National Register under Criteria A and B.

A 1955 flood-control channel (Resource 38) is in the Area of Potential Effects. Although it retains integrity of location and setting, it is without distinction and possesses no special design attributes. Repairs over the years have altered its integrity of setting, design, materials, and workmanship. As such, the flood-control channel is recommended as not eligible for the National Register under Criterion C. Furthermore, because it retains neither integrity of feeling nor associative qualities with important historical trends, events, or people, it is recommended as not eligible for the National Register under Criteria A and B.

No potential historic districts were identified in or near the Area of Potential Effects. Historic aerial photographs and maps guided initial identification of resources that might have been associated with the community development, public infrastructure, or architecture historic contexts. Research, reconnaissance survey, and an examination of the distribution of historic-age resources found a lack of any unified or interconnected collection that could be considered contributing elements to a potential historic district. The two subdivisions, East Shearer Hills and Ridgeview, in the Area of Potential Effects are comprised of modest single-family homes with integrated garages. The dwellings exhibit various modernistic architectural styles and are fairly close together on small- and medium-sized lots. Although they retain integrity of location, these buildings have undergone numerous, if minor, alterations, and their integrity of design, materials, and workmanship has been overwhelmingly compromised. Particularly egregious alterations are 1) nonhistoric roof configurations built to accommodate additions, and 2) the conversion of garages—a character-defining feature of the Minimal Composite Ranch Style, the predominant stylistic influence in the subdivisions—into interior space. Nonhistoric carports and corresponding changes to driveways further detract from the integrity of setting and feeling.

Houses in these subdivisions do not impart historical or architectural qualities of a style, type, period, or method of construction. Collectively, the resources offer neither an exemplary nor a typical grouping that comprise a historic district associated with the contexts of community development, public infrastructure, or architecture. Extant historic-age resources and landscape features, both in and near the Area of Potential Effects, do not provide enough historic fabric to adequately portray associative qualities that would be necessary for a historic district. As a result, no potential National Register historic district is present.

Potential Effects to Historic Properties

None of the documented historic-age resources have known associations with important historical trends, events, people, or architecture. They have been altered and their physical and historical integrity has been compromised. As a result, the proposed project will have no effect on historical resources, and no further work is warranted.

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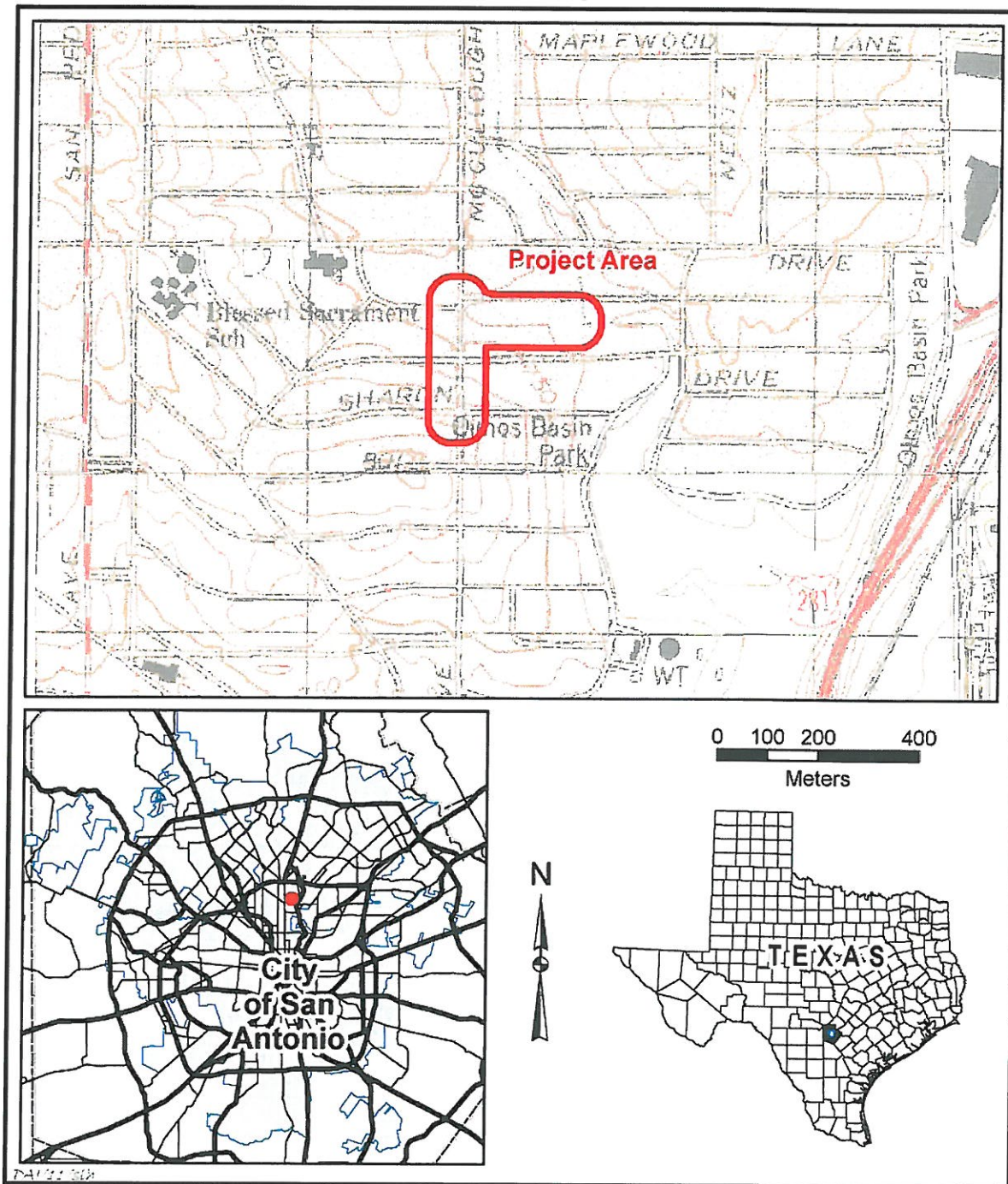
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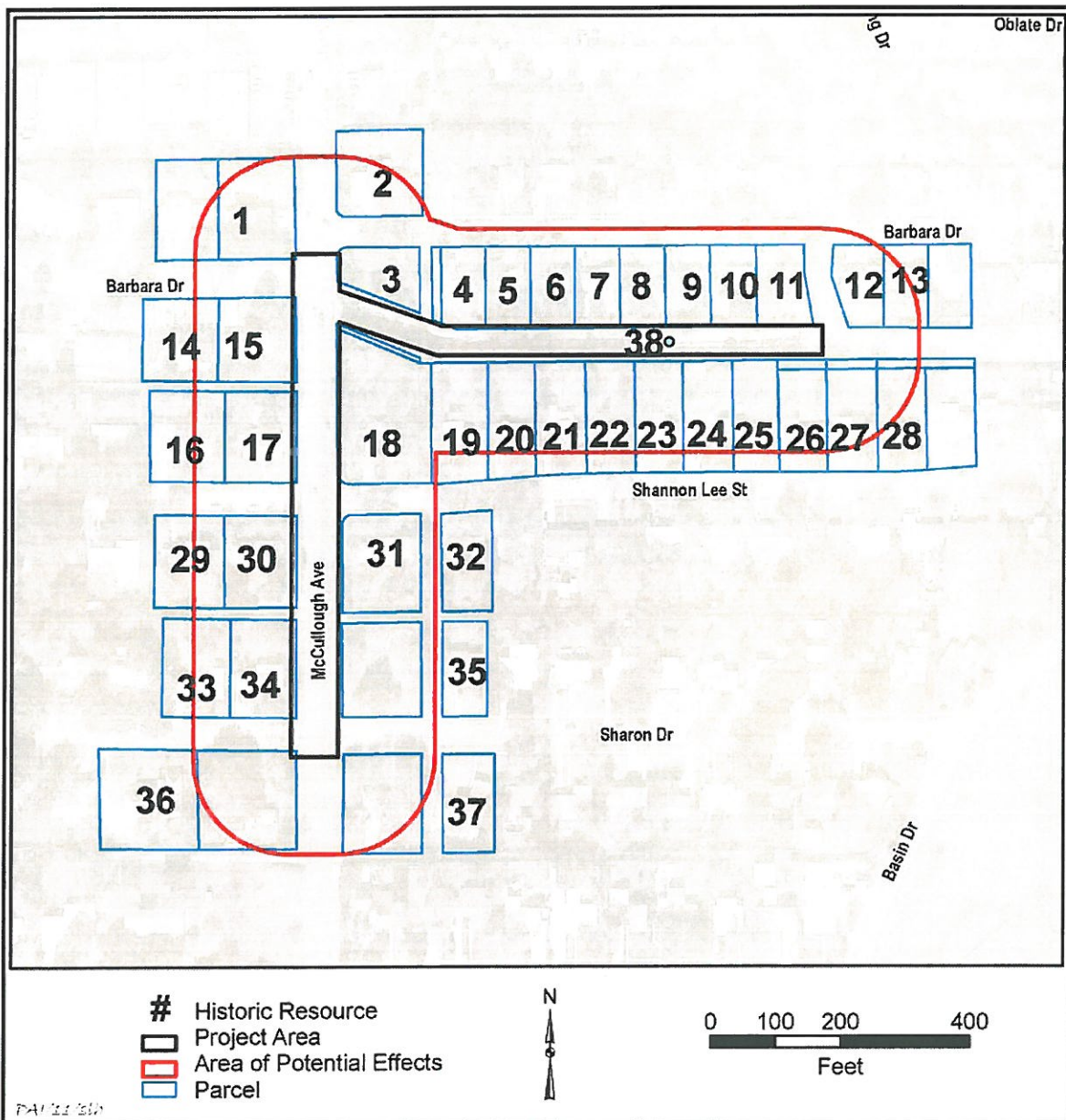
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Appendix A – Project Maps



Map 1. The project area in San Antonio, Texas.





Map 2. Identified historic resources in the Area of Potential Effects.



Appendix B – Historic Resources Survey Forms



Appendix C – Inventory of Surveyed Historic-Age Resources

Resource No.	Resource Name	Location	Property Type/ Subtype	Style or Form	Construction Date	Integrity Issues	National Register Recommendations
1A	House	119 Barbara Drive	Domestic/ single-family dwelling	Neocolonial Style	1962	Some nonhistoric windows, screens, some siding; not exemplary	Not eligible
1B	Swimming pool	119 Barbara Drive	Domestic/ swimming pool	Landscape	1962	Not exemplary	Not eligible
2A	House	203 Barbara Drive	Domestic/ single-family dwelling	Minimal Composite Ranch Style	1954	Nonhistoric doors, windows, screens, some siding, additions, carport, driveway, garage enclosure; not exemplary	Not eligible
2B	Shed	203 Barbara Drive	Domestic/ shed	Front-gable	1954	Not exemplary	Not eligible
2C	Shed	203 Barbara Drive	Domestic/ shed	Side-gable	1954	Not exemplary	Not eligible
3A	House	202 Barbara Drive	Domestic/ single-family dwelling	Modern	1955/ ca. 1990	Nonhistoric fenestration pattern, door, garage door, windows, porch enclosure, some siding, additions, roof composition, driveway, fence; compromised setting; not exemplary	Not eligible
3B	Swimming pool	202 Barbara Drive	Domestic/ swimming pool	Landscape	ca. 1960	Not exemplary	Not eligible
4A	House	210 Barbara Drive	Domestic/ single-family dwelling	Minimal Composite Ranch Style	1955	Nonhistoric fenestration pattern, doors, some siding, additions, carport, garage enclosure; not exemplary	Not eligible
4B	Shed	210 Barbara Drive	Domestic/ shed	Front-gable	1955	Not exemplary	Not eligible
5	House	214 Barbara Drive	Domestic/ single-family dwelling	Minimal Composite Ranch Style	1954	Nonhistoric fenestration pattern, some windows, shutters, siding, additions, roof composition, carport, garage enclosure; not exemplary	Not eligible
6	House	218 Barbara Drive	Domestic/ single-family dwelling	Minimal Composite Ranch Style	1954	Nonhistoric windows, some siding, additions, roof composition; not exemplary	Not eligible
7	House	222 Barbara Drive	Domestic/ single-family dwelling	Minimal Composite Ranch Style	1954	Nonhistoric doors, some siding, additions, roof composition; not exemplary	Not eligible
8	House	226 Barbara Drive	Domestic/ single-family dwelling	Minimal Composite Ranch Style	1954	Nonhistoric fenestration pattern, doors, windows, some siding, addition, garage enclosure; not exemplary	Not eligible
9	House	230 Barbara Drive	Domestic/ single-family dwelling	Minimal Composite Ranch Style	1954	Nonhistoric addition, some siding; not exemplary	Not eligible
10	House	238 Barbara Drive	Domestic/ single-family dwelling	Minimal Composite Ranch Style	1954	Nonhistoric fenestration pattern, windows, garage door, siding; not exemplary	Not eligible
11	House	238 Barbara Drive	Domestic/ single-family dwelling	Minimal Composite Ranch Style	1954	Nonhistoric fenestration pattern, door, windows, porch components, some siding, additions, roof composition, fence, carport, garage enclosure; not exemplary	Not eligible



12	House	242 Barbara Drive	Domestic/ single-family dwelling	Minimal Composite Ranch Style	1954	Nonhistoric fenestration pattern, doors, garage doors, some siding, additions, driveway; not exemplary	Not eligible
13	House	246 Barbara Drive	Domestic/ single-family dwelling	Minimal Composite Ranch Style	1954	Nonhistoric fenestration pattern, door, garage door, some windows, some siding, additions, roof composition; not exemplary	Not eligible
14	House	114 Barbara Drive	Domestic/ single-family dwelling	Ranch Style	1959	Nonhistoric fenestration pattern, door, garage doors, windows, porch components, additions, driveway, roof composition; not exemplary	Not eligible
15	House	118 Barbara Drive	Domestic/ single-family dwelling	Ranch Style	1959	Nonhistoric windows, garage doors, some siding; not exemplary	Not eligible
16	House	235 Shannon Lee Street	Domestic/ single-family dwelling	Ranch Style	1956	Nonhistoric door, garage doors, windows, porch components, siding, additions, carport; not exemplary	Not eligible
17A	House	239 Shannon Lee Street	Domestic/ single-family dwelling	Ranch Style	1962	Nonhistoric doors; not exemplary	Not eligible
17B	Garage	239 Shannon Lee Street	Domestic/ garage	front-gable	1962	Not exemplary	Not eligible
18	House	301 Shannon Lee Street	Domestic/ single-family dwelling	Ranch Style	1956	Nonhistoric windows, skylights, addition; not exemplary	Not eligible
19	House	311 Shannon Lee Street	Domestic/ single-family dwelling	Ranch Style	1954	Nonhistoric doors, garage door, windows, additions, roof composition; not exemplary	Not eligible
20	House	315 Shannon Lee Street	Domestic/ single-family dwelling	Minimal Composite Ranch Style	1954	Nonhistoric door, garage door, some windows; not exemplary	Not eligible
21	House	319 Shannon Lee Street	Domestic/ single-family dwelling	Minimal Composite Ranch Style	1955	Nonhistoric fenestration pattern, door, windows, porch components, some, siding, additions, roof composition, carport, garage enclosure; not exemplary	Not eligible
22	House	323 Shannon Lee Street	Domestic/ single-family dwelling	Minimal Composite Ranch Style	1955	Nonhistoric fenestration pattern, windows, some siding, addition, roof composition, garage enclosure; not exemplary	Not eligible
23	House	327 Shannon Lee Street	Domestic/ single-family dwelling	Minimal Composite Ranch Style	1955	Nonhistoric windows, addition; not exemplary	Not eligible
24	House	331 Shannon Lee Street	Domestic/ single-family dwelling	Minimal Composite Ranch Style	1956	Nonhistoric fenestration pattern, door, windows, porch components, some siding, additions, driveway, roof composition, garage enclosure; not exemplary	Not eligible
25	House	335 Shannon Lee Street	Domestic/ single-family dwelling	Minimal Composite Ranch Style	1956	Nonhistoric fenestration pattern, door, some windows, some siding, addition, garage enclosure, roof composition, sidewalk; not exemplary	Not eligible
26	House	339 Shannon Lee Street	Domestic/ single-family dwelling	Minimal Composite Ranch Style	1955	Nonhistoric fenestration pattern, door, windows, some siding, addition, roof composition, garage enclosure; not exemplary	Not eligible
27	House	343 Shannon Lee Street	Domestic/ single-family dwelling	Minimal Composite Ranch Style	1955	Nonhistoric fenestration pattern, doors, some windows, garage door, porch components, addition; not exemplary	Not eligible



28	House	347 Shannon Lee Street	Domestic/ single-family dwelling	Minimal Composite Ranch Style	1955	Nonhistoric shutters; not exemplary	Not eligible
29	House	234 Shannon Lee Street	Domestic/ single-family dwelling	Contemporary Style	ca. 1956	Nonhistoric door, garage door, screens, addition; not exemplary	Not eligible
30	House	238 Shannon Lee Street	Domestic/ single-family dwelling	Minimal Composite Ranch Style	1956	Nonhistoric door, garage door awnings, shutters, addition; not exemplary	Not eligible
31	House	302 Shannon Lee Street	Domestic/ single-family dwelling	Ranch Style	1955	Nonhistoric door, garage door, some windows; not exemplary	Not eligible
32	House	310 Shannon Lee Street	Domestic/ single-family dwelling	Minimal Composite Ranch Style	1954	Nonhistoric doors, garage door, some windows; not exemplary	Not eligible
33	House	239 Sharon Drive	Domestic/ single-family dwelling	Ranch Style	1958	Nonhistoric door, some windows, screens; not exemplary	Not eligible
34	House	343 Sharon Drive	Domestic/ single-family dwelling	Composite Ranch Style	1958	Nonhistoric door, some windows, addition; not exemplary	Not eligible
35	House	311 Sharon Drive	Domestic/ single-family dwelling	Contemporary Style	1959	Nonhistoric door, garage doors, some windows, screens, some siding; not exemplary	Not eligible
36	House	236 Sharon Drive	Domestic/ single-family dwelling	modern	1955/ ca. 1990s	Nonhistoric fenestration pattern, door, windows, porch components, siding, additions, roof composition; compromised setting, not exemplary	Not eligible
37	House	310 Sharon Drive	Domestic/ single-family dwelling	Contemporary Style	1962	Nonhistoric fenestration pattern, doors, windows, some siding, additions, driveway; not exemplary	Not eligible
38	Flood-control channel	Northing 3263814 Easting 549431	Government/ channel	landscape	1955	Nonhistoric components; not exemplary	Not eligible

